

YOUR ULTIMATE GUIDE TO

BUYING A HOME



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TRACIE MCDONALD

Real Estate



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01

Choose Your Agent



Choosing the real estate agent that you'll work alongside to buy your home is not a decision to take lightly.

Your agent should have a deep understanding of your goals, your market, and a track record for working diligently on behalf of you, their client.

Credentials, of course, are a plus- but what you can't see behind the numbers are the intangibles of always going the extra mile and genuinely caring deeply for clients.

I look forward to the opportunity of representing you and sharing this life milestone with you and your family.

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Since 2011, Tracie has been a dedicated professional in the real estate industry, leveraging her extensive background in the mortgage sector to provide unmatched expertise and support. Her deep understanding of the market and commitment to client success have made her an indispensable partner for both buyers and sellers. Specializing in guiding clients through the complexities of real estate transactions, Tracie ensures a smooth and confident experience whether you're buying your first home, selling a property, or investing.

For the past seven years, Tracie has consistently been a top producer, recognized for her exceptional performance and results in the industry. She is celebrated for her unwavering dedication and exceptional customer care, making every client feel valued and at ease from their first interaction. Her passion lies in turning the dream of homeownership into a reality, delivering personalized and attentive service tailored to each individual's needs.

When she's not assisting clients with buying or selling properties, Tracie enjoys an active lifestyle. She loves spending time with her family, hiking, paddleboarding, and exploring Idaho's picturesque landscapes through camping adventures. Tracie's enthusiasm for the outdoors and her community underscores her energetic and friendly demeanor, making her not just a highly skilled realtor, but also a trusted friend and neighbor.

The Benefits of Working with Our Team

Our Team, represents YOUR best interest to get you the best price and best terms!

Did you know that navigating the journey from contract to closing involves over 180 crucial steps? This is more than any single agent can manage alone. That's why our team of experts collaborates seamlessly, each focusing on their specialized role to ensure nothing is overlooked. For the same cost as an individual agent, you get an entire team dedicated to making YOUR home sale smooth and stress-free. Rest easy knowing we've got every detail covered.

When we find your dream home or property, our relationship doesn't end there. We're here to support you with everything from finding contractors and vendors to refinancing and other home services you may need down the road. Think of our relationship as, we're your lifelong resource for all things home-related.

We could say more, but rest assured, you're in the best hands. No one cares more about you and your home purchase than our team, because you're part of our mission to make the dream of homeownership a reality for everyone.



What you can expect working with me

I am Curious

I want to have a clear understanding of your goals, who you are, and what your home means to you.

I am Committed

I bring my A-game to every transaction, and are committed to achieving the best possible outcome for my clients.

I am Proactive

I am always one step ahead, anticipating potential roadblocks and finding creative solutions to overcome them.

I am Personal

I believe in building relationships with our clients and treating them like family, because in the end, that's what leads to the best possible results.

Loyalty Agreement

I WILL PROVIDE YOU WITH THE FOLLOWING BENEFITS:

- **Financing Support:** I'll help you find the best financing program tailored to your unique needs.
- **Property Alerts:** You'll receive daily emails with properties that match your criteria, allowing you to drive by and choose which ones you'd like to view.
- **Private Showings:** I'll arrange private showings for any property you're interested in, including new builds and For Sale By Owner homes (with their consent).
- **Strategic Offer Guidance:** When you find a property you love, I'll leverage my experience to advise you on offer price, financing terms, possession date, and any other details you need to consider.
- **Comprehensive Information:** I'll provide all the relevant information about the property, such as listing history, public records, and taxes, to help you make an informed decision.
- **Offer and Negotiation:** I'll present your offer and negotiate on your behalf to secure the best possible price and terms.
- **Purchase Process Assistance:** I'll guide you through every step, from appraisal and inspection to insurance and communication with the title company.
- **Ongoing Support:** I will always be available to answer any questions you may have throughout the process.

Loyalty Agreement

IN RETURN FOR THESE SERVICES, YOU AGREE TO:

- **Get Pre-Approved:** Secure pre-approval from a lender or obtain proof of funds for cash transactions before viewing homes.
- **Communicate Your Interests:** Let me know about any listed properties you want to view, and be sure to inform all agents, For Sale By Owners, or New Homebuilders that you're working with Tracie McDonald.
- **Submit Offers Through Me:** I will draft and submit any offers on homes, whether they're new or re-sale, on your behalf.
- **Understand Our Role:** Acknowledge that the Broker is acting solely as a real estate agent, not as an attorney, tax advisor, lender, appraiser, home inspector, or other professional service provider. We strongly advise seeking professional advice on the property's condition and any legal or tax matters.

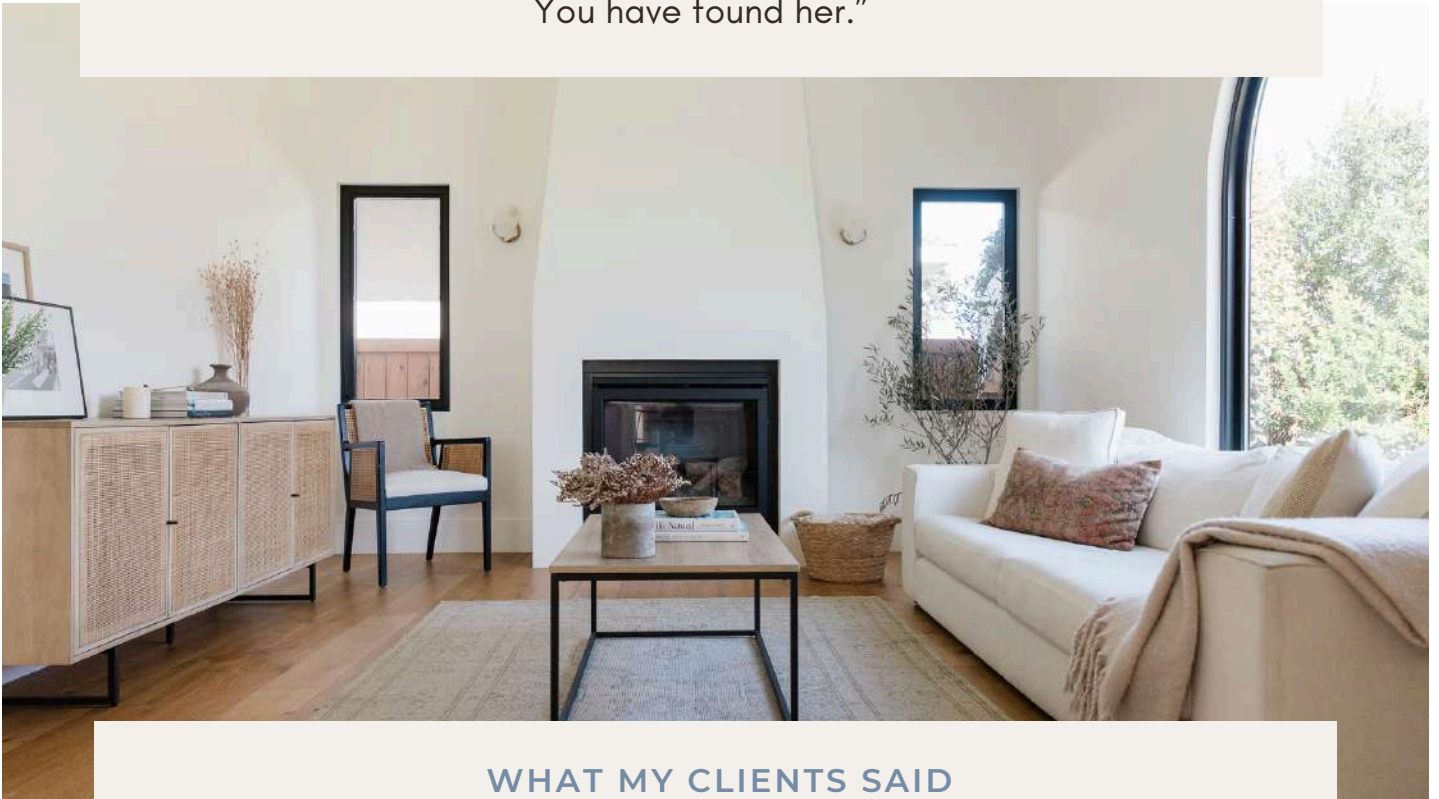
Next Steps

- Understand and discuss the buyer agency relationship with Tracie McDonald
- Sign the Buyer Representation Agreement so I can go to work for you.

Client Testimonials

WHAT MY CLIENTS SAID

"Tracie is an amazing real estate agent. Her work ethic is impeccable. Her communication style was exceptional. Anytime we needed her, she was available to us. We didn't have to wait around to hear from her. She didn't overpromise, and under deliver. If you are looking for a top rated real estate agent, look no further. You have found her."



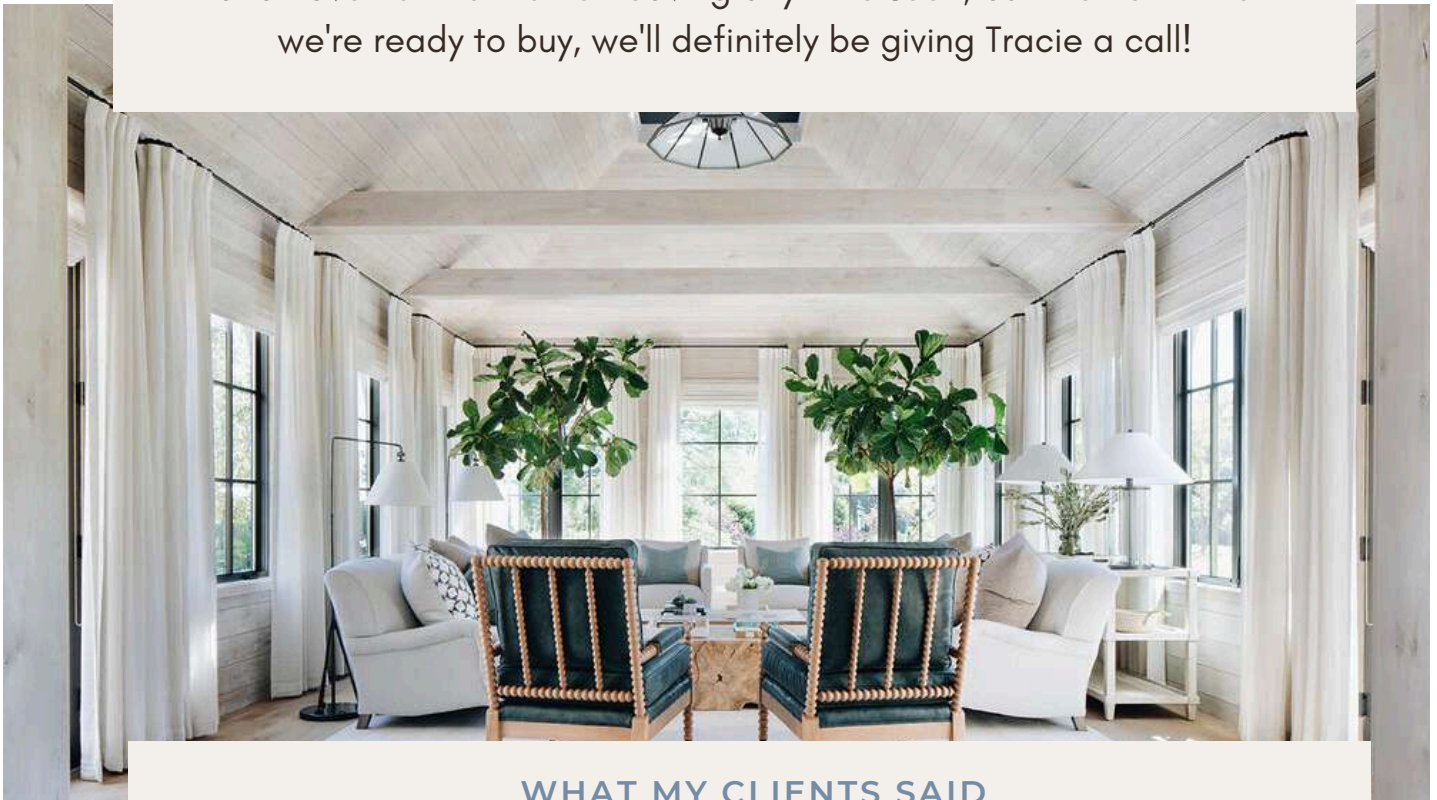
WHAT MY CLIENTS SAID

"Tracie does a fantastic job! We have worked with her a number of times. She goes above and beyond to help clients find what they want. Her availability is unprecedented and helps make the process go smoothly. She answers questions quickly and works well with other parties apart of the process to make sure the questions are answered. She has not only knowledge of the market but great contacts throughout the various professions involved in the transaction. We will continue to trust and use Tracie for any future real estate ventures!"

Client Testimonials

WHAT MY CLIENTS SAID

"Working with Tracie was a wonderful experience! My husband and I were first-time homebuyers with a very specific vision of what we wanted to purchase. We were incredibly grateful to have her to help, expertise, and kindness throughout the stressful process, especially because we had some unique circumstances at play during the transaction. We are incredibly happy in our new home and have no intention of leaving any time soon, but the next time we're ready to buy, we'll definitely be giving Tracie a call!"



WHAT MY CLIENTS SAID

"Tracie did a fantastic job guiding us through the buying process. From being extremely responsive to incredibly knowledgeable about the ins and outs of buying a house, we knew we were in good hands with her. She was also super helpful when it came time to put in an offer, and had plenty of experience for us to draw from in order to craft the most competitive one possible."

The Value of a Buyer's Agent



Exclusive Representation for Your Interests

Unlike going through a listing agent who serves the seller's interests, a buyer's agent is committed solely to you. They ensure your needs and preferences are top priority, offering unbiased advice and support throughout the buying process.

Access to Off-Market Listings

Your buyer's agent can tap into a network that goes beyond the usual listings, including off-market or "pocket" listings. This access can be crucial in finding your dream home in competitive markets.

In-Depth Market Insight

Buyer's agents offer specialized knowledge of the local real estate market, from pricing trends to neighborhood dynamics. This insight is invaluable for making educated decisions and spotting hidden gems.

Skilled Negotiation on Your Behalf

Having a seasoned negotiator on your side can save you thousands. Buyer's agents negotiate not just on price, but on terms and conditions that best serve your interests.

Coordination of the Buying Process

From arranging viewings to coordinating inspections and navigating closing procedures, your agent handles the logistics. This coordination is essential for a smooth journey from house hunting to homeownership.

Insider Advice on Property Potential and Pitfalls

A buyer's agent looks beyond the surface, advising you on the potential or pitfalls of properties. They help you see the full picture, including aspects like future resale value and necessary repairs.

02

The Home Buying Process

From pre-approvals to the closing table!

Welcome to the exciting journey of finding your dream home! As your dedicated real estate agent, I am thrilled to guide you through every step of the home buying process.

This comprehensive guide was meticulously crafted to provide you with a detailed overview of what to expect on this adventure.

From demystifying the mortgage process to assisting you with a lender questionnaire, offering a handy showing checklist, explaining the intricacies of going under contract, navigating the inspection period, and finally, preparing you for the closing process - I've got you covered.

I am committed to ensuring that each step in this process is smooth, transparent, and tailored to your unique needs.



The Home Buying Process *at a Glance*

01

Preparation Phase

Start by assessing your finances and getting pre-approved for a mortgage to understand your budget.

3-6 MONTHS OUT

02

Search & Offer

Explore homes within your budget, select your ideal property, and make a competitive offer.

25-40 DAYS OUT

03

Under Contract

Conduct a home inspection, negotiate any necessary repairs, and finalize your mortgage details.

21-30 DAYS OUT

04

Closing Preparation

Review your closing disclosure, confirm your moving plans, and prepare any required documents or payments. Set up your utilities.

3-5 DAYS OUT

05

Closing Day

Sign all necessary paperwork to officially transfer ownership, receiving the keys to your new home.

0 DAYS OUT

06

Post Closing

Update your address, consider a home warranty for peace of mind in your new residence if one was not included in your purchase

1-7 DAYS AFTER

03

The Mortgage Process

Let's talk finances

The first step of the home buying process is to understand how much you qualify for by meeting with a local lender and getting a pre-approval letter. It's important to interview a few lenders to find one that will be the best fit.

A pre-approval is only valid for 30-90 days, so while you can start talking to lenders, you'll want to wait on getting that pre-approval letter until you know you're ready to buy.

In the next section, I outline several questions to ask your lender to ensure they provide a full picture into the terms and conditions of your loan.

Understanding the ins-and-outs of the loan they offer is critical to ensuring long-term success in your new home!



Lender Questionnaire

NAME: _____ **COMPANY:** _____

PHONE: _____ **EMAIL:** _____

What type of loan do you recommend for me and why?

Do I qualify for down payment assistance programs?

What is the interest rate? What is the APR?

Will I pay mortgage insurance?

What will my monthly payment be?

Can I lock in an interest rate? If so for how long? Are there fees associated?

What will my closing costs be? Are they a part of my loan, or will I pay them at closing?

04

Consider Wants & Needs

Get clear on non-negotiables

Before we hop into the home search, I like to advise my clients to create a "Needs" list and a "Wants" list. This will help us to really focus on the things that are most important in your future home. Needs are the non-negotiable. Wants are the ones you'd like to have, but you can add or change down the road. *Remember you can't change the lot, the location, or the price you paid.*

NEEDS MIGHT LOOK LIKE

- ✓ Enough bedrooms for your family
- ✓ First floor master bedroom
- ✓ Close proximity to work or school
- ✓ Yard for children or pets

WANTS MIGHT LOOK LIKE

- ✓ Specific paint or exterior color
- ✓ Fenced-in backyard
- ✓ Specific flooring
- ✓ Walk-in shower or double vanity



05

The Home Search Process



Finding “the one”

Now that you’ve got your wants vs. needs list in hand, the fun really begins! It’s time to start looking at listings online and choosing which houses to see in person. Keep this in mind:

Use the search filters, but don’t go crazy.

You don’t want to restrict your search so tightly that you only have a handful of homes to view.

Add \$25k-\$50k to your max price. There is sometimes wiggle room with negotiations.

Check out the Google street view. Online pictures can be deceiving so a virtual ‘walk down the street’ will give you a sense of the house and surrounding area.

Jot down the MLS number & address.

Send your list to me and I will call the listing agents to gather pertinent info.

The house is “pending”... now what? Don’t panic! Pending contracts do fall through occasionally, so keep it on your list.

Look for some time in your calendar to tour the homes on your shortlist. Hold more time than you think you’ll need.

Home Search Worksheet

What area(s) are you looking to buy in?

What do you like about this/those area(s)?

How many bedrooms, bathrooms, and preferred square footage? 1 or 2 story?

Do you have children? Pets?

What's your favorite style of home?

What are the top 5 most important things in your future home?

What is a non-negotiable feature or aspect needed your future home?

Anything else we should keep in mind during our search?

06

It's Time for Showings!

Get ready for the fun part

You're SO READY to get inside those homes on your shortlist and see for yourself if one of them is soon-to-be your new address. Below are a few things to keep in mind.

Read over your wants vs. needs list and revisit your budget. Having this fresh on your mind will help you stay objective and focused.

Take pictures and videos to jog your memory later.

Consider the lot, lot size, and location, all of these things cannot be changed.

Look for signs of structural integrity. Water damage, cracks in walls or ceilings, sloping floors, and other potential issues.

Pay attention to noise levels from nearby roads, airports and railways.

Examine the roof for leaks, missing shingles, or other damage. Inspect siding, windows, doors, and the overall exterior condition.

Consider layout & space. Does the property's layout suit your lifestyle? Check room sizes, storage space, and the flow between rooms.

Look past decor & staging. These things will soon be gone!

Consider the potential resale value by checking the historical appreciation rates.



Showing Checklist

ADDRESS	EXTERIOR RATING (1-10)	INTERIOR RATING (1-10)
<input type="text"/>	<input type="text"/>	<input type="text"/>
LIST 3 PROS OF THE HOME:	LIST 3 CONS OF THE HOME:	
<input type="text"/>	<input type="text"/>	
TOOK VIDEOS / PHOTOS	INITIAL REACTION (CIRCLE)	
<input type="checkbox"/> YES <input type="checkbox"/> NO	NO MAYBE VERY INTERESTED IT'S THE ONE!	

ADDRESS	EXTERIOR RATING (1-10)	INTERIOR RATING (1-10)
<input type="text"/>	<input type="text"/>	<input type="text"/>
LIST 3 PROS OF THE HOME:	LIST 3 CONS OF THE HOME:	
<input type="text"/>	<input type="text"/>	
TOOK VIDEOS / PHOTOS	INITIAL REACTION (CIRCLE)	
<input type="checkbox"/> YES <input type="checkbox"/> NO	NO MAYBE VERY INTERESTED IT'S THE ONE!	

07

Writing Your Offer

Let's make it stand out

So you think you've found "the one" and you're ready to put in an offer—one that will be simply irresistible to sellers. Let's talk about making an offer that truly stands out. Below are my tried and tested recommendations.

Include a pre-approval letter that shows that you're serious, qualified, and ready to purchase.

Lean on a trusted agent who can help you compose an offer that gives you every advantage in landing the home!

Put your best foot—and price—forward. You may only get one shot, so make it count. Lean on your agent and use comps as a guide.

Use a friendly tone.

Let the sellers know you want their home—and that you'll be easy to work with all the way to closing.

Propose to close quickly.

Include contingencies only if you must. If you need to sell your current home before purchasing, disclose it here.

Include a short handwritten note. Sometimes it's the smallest gestures that have the most significant impact.



08

You're Under Contract

Cue the confetti!

You're well on your way to your new home sweet home. Here's a quick rundown on what happens after you make an offer and your new home is "under contract."

Provide an Earnest

Money Deposit - This is a good faith deposit to show your commitment to buying the property. This deposit is typically held in an escrow account until the closing.

Schedule Home

Inspection - Depending on the results, you may negotiate with the seller for repairs or credits. Schedule this ASAP!

Order Appraisal - Your lender will initiate this. If the appraisal is lower than the agreed-upon price, negotiations or additional funds may be required.

Finalize the Loan - You'll provide documents and go through underwriting with your lender.

Title Search - A title company will conduct a title search to ensure there are no liens or legal issues with the property's ownership.

Final walk-through - Shortly before the closing date, you'll have the opportunity to do a final walk-through of the property to ensure it's in the agreed-upon condition.



Under Contract Checklist

Send Escrow Deposit

Escrow deposit amount: _____

Escrow deposit recipient: _____

Be very careful when wiring funds.

Never trust wiring instructions sent via email.

Begin Loan Application

Start your loan application within 5 days from the executed contract date.

During your loan processing, it is VERY IMPORTANT not to make any major job changes, major purchases, or open new credit cards, as any of these activities could alter your qualifications.

Schedule Inspections

The last day to renegotiate or cancel the contract due to issues revealed by the inspections is: _____

Obtain Home Insurance

Contact insurance companies for quotes before the end of the inspection period.

Important Dates

EXECUTED CONTRACT DATE

ESCROW DEPOSIT DUE

LOAN APPLICATION DUE

INSPECTION PERIOD ENDS

ESTIMATED CLOSING DAY

HOME ADDRESS

TITLE COMPANY

PURCHASE PRICE

ESCROW DEPOSIT

09

Inspections & Insurance

Make sure you're covered

The inspection will uncover any issues in the home that would have otherwise been unknown. You will receive a written report of the inspection.

What is the "inspection period"? Inspection periods typically last 5-7 days. If the results of the report reveal any issues, you may ask the seller to cover the costs or reduce the sale price.

The home seems fine, do I really need a home inspection? The home may appear to be in perfect shape, but some of the costliest problems are difficult to spot: leaks, termite damage, foundation issues, poor ventilation, faulty wiring, and drippy appliances.

When should I schedule the inspection? Schedule your inspections immediately after your initial offer is accepted. If we need to negotiate any repairs we can before the inspection period ends.

What about home insurance? Once you have a signed contract, start looking for insurance providers. Your lender will typically require evidence of insurance coverage before they approve your mortgage.



4-6 WEEKS BEFORE MOVING

- Declutter, discard & donate
- Collect quotes from moving companies
- Locate schools, healthcare providers in your new location
- Secure off-site storage if needed
- Choose a mover and sign contract
- Create a file of moving-related papers and receipts
- Contact homeowner's insurance agent about coverage for moving
- Contact insurance companies to arrange for coverage in new home

3-4 WEEKS BEFORE MOVING

Notify the following about your change of address:

- Banks + Post Office
- Credit Card Companies
- Insurance Companies

Notify utility companies of date to discontinue or transfer service

- Electric
- Gas
- Water
- Internet
- Trash
- TV

2-3 WEEKS BEFORE MOVING

- Notify DMV of new address
- Discontinue additional home services (housekeeper, gardener/lawn service)
- Start using up things you can't move, such as perishables
- Close/open bank accounts
- Arrange for child and pet care on moving day
- Notify HOA about upcoming move, reserve elevator usage

1 WEEK BEFORE MOVING

- Confirm final arrangements
- Arrange transportation for your pets and plants
- Review your moving-day plan with moving company
- Take a picture in your home
- Pack an essentials box for quick access at new home
- Label moving boxes with the contents inside

Pre-Closing Checklist

BRAVO! HERE'S WHAT YOU'VE COMPLETED SO FAR:

- X **Under contract**
- X **Inspections**
- X **Obtain home insurance**

THE CLOSING TABLE IS NEAR! HERE'S WHAT'S NEXT:

Order Appraisal

An appraisal is an estimate of the value of the property by a licensed professional appraiser. Once problems are resolved from inspection, the lender will order an appraisal and paid for by you. The appraisal verifies the value of the property for the lender and to protect you from overpaying.

The contract is contingent upon whether the appraisal comes in at or above the purchase price. If the appraisal comes back low, it's back to negotiations!

Obtain Mortgage

You have 5 days from the date of contract execution to begin the mortgage loan application. During the 30–45 days before closing, your lender will be finalizing the loan.

Conduct Survey

Unless a recent survey of the property exists, a recent one will be requested. The survey is a sketch showing a map of the property lines and boundaries and reveals if there are any encroachments on the property. The survey is ordered by the title company and paid for by the buyer as part of the closing costs.

TIP

It is very important not to make any major job changes, purchases, or open new credit cards, as any of these activities could alter your qualifications for a loan.

Title Search

The title company will conduct a title search to ensure the property is legitimate and that there are no outstanding mortgage liens, judgments, easements, leases, unpaid taxes, or other restrictions that would impact your ownership.

Once the title is found to be valid, the title company will issue a title insurance policy which protects lenders or owners against claims or legal fees that may arise over ownership of the property. This will be included in closing costs.

Clear to Close

The magic words! This phrase means the mortgage underwriter has officially approved all documentation required to fund the loan. All that remains is the actual closing process.

10

It's Closing Time!

Alexa: play 'My House' by Flo Rida

You've received the magic phrase "clear-to-close" and we've scheduled our closing day. Here's what to expect from the closing process:

First, schedule the final walk-through to confirm the seller made the repairs that were agreed upon. The walk through also ensures no new problems have occurred while under contract. We will typically schedule the walk through right before closing.

What happens at closing day? Sign all necessary documents, pay remaining closing costs and the down payment. The title is officially transferred to you, and keys are exchanged.

What should I bring? A photo ID. Your agent will share any other documents specific to your situation. Be prepared for A LOT of paperwork.

Funding and Recording - Once all documents are signed and funds are transferred, the transaction is recorded with the county or local municipality. This officially transfers ownership from the seller to you.

Get a hold of those keys and celebrate!
We made it to the finish line!





THANK YOU

I would love to help you in your home search. Together we can find a home that meets your specific needs + goals and in your dream neighborhood. If you're satisfied with my service, reviews and referrals are greatly appreciated. Thank you for your trust.

Tracie McDonald

Please help my business grow!



WRITE A REVIEW



FOLLOW ALONG

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A photograph of a peaceful outdoor patio. In the foreground, a light-colored wicker chair with a black metal frame is draped with a white, textured blanket. To the left, a small potted plant with green, needle-like leaves sits in a tan, textured ceramic pot. Next to it, a brown ceramic mug sits on a small, dark-colored tray on a concrete block. The background features a white building with horizontal siding and a large window with a black frame. The overall atmosphere is calm and inviting.

HOME BUYER FAQ

WITH TRACIE MCDONALD

The Home Loan

HOW MUCH DO I NEED TO SAVE UP FOR A DOWN PAYMENT?

5% is a good place to start. The average first time buyer puts down 7%. You can work with a mortgage lender to play around with numbers and see how your downpayment amount offsets your monthly payment, and especially with how PMI works.

HOW DO I KNOW IF I QUALIFY AND HOW MUCH I CAN AFFORD?

Contact a mortgage lender to get pre-approval for a loan. The lender will ask you some basic questions about your income and debts and can tell you what amount you can be approved for, and how much your mortgage payments will be.

WHAT DOES THE LENDER NEED FROM ME TO GIVE ME A LOAN?

Usually, you are asked to provide your last two tax returns to show proof of income. You should also provide recent bank and credit card statements and proof of your current pay. You will also be asked for your SSN so they can run a credit check.

WHAT'S THE DIFFERENCE BETWEEN PRE-APPROVED AND PRE-QUALIFIED?

While often used interchangeably, these terms don't mean the same thing. Pre-qualification is an estimate of what you may be approved for based only on the verbal information you provide. Pre-approval means the lender has verified your income and debt information and run a credit check.

HOW DO I KNOW WHICH MORTGAGE OPTION IS RIGHT FOR ME?

Your mortgage lender is the best person to advise you on this question. Their products and qualifications change from time to time, so they would know best what products are available to meet your needs.

DO YOU HAVE A MORTGAGE LENDER I CAN TALK TO?

Yes, absolutely! I have a few that I work with that I can happily refer to you. Just ask and I'll connect you. You are welcome to use your own if you have someone in mind as well.

WHEN SHOULD I GET PRE-APPROVED?

About 3-6 months out from when you'd like to move. If that has already passed, no worries! Pre-approvals only take about 2-3 days, you just want to have that pre-approval before you begin shopping.

The Home Search

WHAT SHOULD I DO WHEN I SEE A HOUSE ONLINE THAT I LIKE?

Text me, your buyer's agent: the agent you are working with to find your home. It's best that you work with one real estate agent throughout your search. That agent learns what you like and dislike and will invest a lot of time vetting properties for you. That person also represents your best interests only. When you call the agent advertising the home, you are dealing with the seller's agent, so, while they can assist you, they are also representing the seller's best interest.

CAN YOU SHOW ME A HOUSE IF IT'S NOT YOUR LISTING?

Absolutely. As a buyer's agent, I can show you any house listed in our MLS system, and I will contact FSBO sellers on your behalf. As mentioned above, working with me as your buyer's agent ensures that your best interests are protected.

HOW DO WE WRITE AN OFFER?

When you find the property you want to make an offer on, I will run a Comparative Market Analysis (CMA) to help you determine a fair offer amount. I will also guide you through the additional terms of the contract, such as the escrow amount, closing date, and any additional terms you want to be added to the offer. I will write the offer on a contract form and submit it to the seller's agent.

WHAT IF I WANT TO BACK OUT OF A CONTRACT?

You always have the right to back out of the purchase within 8 days as long as we have an inspection contingency. When the contract is contingent on a property inspection, you usually have the right to cancel for any reason during the inspection period. Once the inspection period has passed, you cannot back out and keep your deposit unless the seller agrees, or an additional term has not been met.

WHAT HAPPENS IF THERE ARE OTHER OFFERS ON THE HOUSE I LOVE?

If a seller receives multiple offers on their home, usually their agent will inform the buyer's that multiple offers have been received and the buyers have another opportunity to alter their original offer to present their "highest and best" offer. Keep in mind that many factors may influence the seller in addition to the offer price, such as the down payment amount, closing date, and inspection terms.

WHAT HAPPENS WHEN MY OFFER GETS ACCEPTED?

Once both parties have agreed on all terms and signed the contract, your escrow deposit must be made and I schedule the home inspection. Your lender will receive a copy of the contract and will begin processing your mortgage application.

Under Contract

WHAT DOES "UNDER CONTRACT" MEAN?

Under contract means that all parties have agreed on terms, have signed the contract, and the signed contract has been delivered to both buyer and seller. Payment of the escrow deposit is expected but is not a requirement to make a binding contract.

WHAT IS EMD?

The earnest money deposit is money that is offered with an offer, or as soon as an offer is accepted, to show the seller that you are serious about moving forward with the purchase of the home. Because you forfeit this deposit if you back out of the purchase for any reason not allowed for in the contract, the larger the escrow deposit, the more seriously your offer is taken. This deposit is part of your downpayment, not in addition to.

DO I NEED AN INSPECTION?

I always recommend that you have a home inspection done. In the scheme of things, paying a few hundred dollars to have peace of mind that there are no hidden dangers or problems is well worth the money.

HOW MUCH ARE INSPECTIONS?

The cost of the home inspection depends on the size of the house and additional inspections requested, such as swimming pool, septic tank, termites, insurance four-point (HVAC, plumbing, roof, and electrical,) wind mitigation, and radon. An average home inspection, without additional inspections, is about \$350-\$600.

WHAT IF MY LOAN DOESN'T GET APPROVED?

If you have gone through the pre-approval process and have been forthcoming with all the information requested by your lender, it's unlikely you will be turned down. Make sure you do not change jobs, purchase big-ticket items on credit, take out a car or boat loan, or open any other new credit accounts while your mortgage is being processed. In most cases, your loan contingency will allow you to back out of the home if necessary.

WHEN CAN I START MOVING?

When you have the keys! When you are financing your purchase, it takes about 3-4 weeks for your loan to be processed. Once the lender gives the all-clear, closing is scheduled. You will sign your loan documents and both parties will sign documents transferring ownership to you. Unless other arrangements have been agreed upon by both parties, the sellers should have completely vacated the home when they sign the closing papers. You can have your belongings ready to move, and a moving company scheduled before you go to closing.



THANK YOU

If you're thinking about moving to or within the Treasure Valley, I would love to help you in your home search. Let's connect, so we can work together to find a home that meets your specific needs + goals and in your dream neighborhood.

Tracie McDonald

Please help my business grow!


TRACIE MCDONALD
Real Estate



WRITE A REVIEW



FOLLOW ALONG

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